

107 Storrs Street  
P.O. Box 2703 | Concord, NH 03302

**Office** 603-225-7262  
**Fax** 603-225-5112

Karyn P. Forbes  
*Attorney-at-Law*

November 2, 2020

*Via email at [jhuckins@barrington.nh.gov](mailto:jhuckins@barrington.nh.gov)*

John Huckins  
Town of Barrington  
PO Box 660  
333 Calef Highway (Rte. 125)  
Barrington, NH 03825

Re: Hatch Properties

Dear Mr. Huckins,

The purpose of this letter is to follow up on my October 21, 2020 letter ("October 21, 2020 Letter"). As noted in that letter, Darin Hatch is the owner of three separate lots located on the south side of Second Crown Point and more particularly described as Parcels 1, 2, and 3 of the deed from Dawn Hatch to Darin Hatch dated July 1, 2020 and recorded at Strafford County Registry of Deeds Book 4778, Page 1016 ("Darin Properties"). *See* Exhibit B to October 21, 2020 Letter.

Dawn Hatch, as Trustee of the Hatch Family Revocable Trust of 2015 is the owner of an other parcel of land located on the south side of Second Crown Point Road by virtue of a deed from her to the Hatch Trust dated June 8, 2017 and recorded at Book 4493, Page 631 ("Trust Property"). *See* Exhibit D (Tract No. 6) to the October 21, 2020 Letter.

We understand that the current tax assessor cards and tax map show the Darin Properties and Trust Property as one parcel of land.

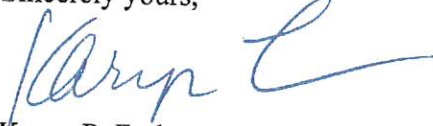
Please consider this letter a request that the Town correct the tax assessor cards and tax map to show all four parcels as separate properties. We are attaching a diagram which reflects the boundaries of these lots. *See* Exhibit A attached hereto.

We further understand that to avoid any confusion in the future, Darin will receive individual tax bills for each of the Darin Properties, and the Hatch Trust will receive a tax bill for the Trust Property.

Page 2  
John Huckins  
Town of Barrington  
November 2, 2020

Please let us know if you need anything else.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Karyn P. Forbes', with a long horizontal flourish extending to the right.

Karyn P. Forbes  
[kforbes@shaheengordon.com](mailto:kforbes@shaheengordon.com)

KPF:md  
Enclosure  
cc client





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## John Huckins

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**From:** John Huckins  
**Sent:** Thursday, October 22, 2020 9:13 AM  
**To:** walter@mitchellmunigroup.com; Laura Spector-Morgan; joe@mitchellmunigroup.com  
**Subject:** FW: Involuntary Merger  
**Attachments:** 2020-10-21 Ltr to Town of Barrington.pdf; Exhibits to Huckins Letter.pdf

---

**From:** Karyn Forbes <kforbes@Shaheengordon.com>  
**Sent:** Wednesday, October 21, 2020 3:11 PM  
**To:** John Huckins <jhuckins@barrington.nh.gov>  
**Subject:** FW:

John, please find attached a letter on behalf of the Hatches. Please let me know if you have any questions.

**Karyn P. Forbes, Esquire**  
Shareholder/Director  
Shaheen & Gordon, P.A.  
PO Box 2703  
107 Storrs Street  
Concord, NH 03301  
**Main:** (603) 225-7262  
**Direct:** (603) 617-3032  
**Fax:** (603) 225-5112

**Shaheen  
& Gordon**

[shaheengordon.com](http://shaheengordon.com) | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

**STATEMENT OF CONFIDENTIALITY**

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**A**

Please return to:  
Karyn P. Forbes, Esq.  
Shaheen & Gordon, PA  
107 Storrs Avenue, PO Box 2703  
Concord, NH 03302

Doc# 0012494 Aug 30, 2017 12:53 PM  
Book 4506 Page 0504 Page 1 of 3  
Register of Deeds, Strafford County



### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **DAWN F. HATCH**, a widow of 61 Second Crown Point Road, Barrington, NH 03825, for consideration paid, grant to **DAWN F. HATCH** of 61 Second Crown Point Road, Barrington, NH 03825 and **DARIN F. M. HATCH**, of 55 Parshley Lane, Strafford, NH 03884, as joint tenants with rights of survivorship, with **QUITCLAIM COVENANTS**, all of our interest in and to the following described real estate:

See Exhibit A

The foregoing conveyance is made together with and subject to all other rights, restrictions, easements, covenants, conditions, mortgage, encumbrances and other matters of record to the extent in force and applicable.

The foregoing conveyance is a gift, and as a non-contractual transfer is exempt from the New Hampshire real estate transfer tax under NH RSA 78-B: 2, IX. The further purpose of this deed is to create a joint tenancy with rights of survivorship between all of the grantees.

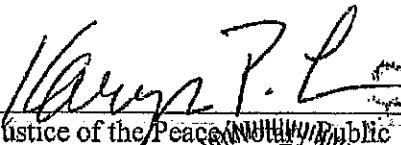

EXECUTED this 1 day of August 2017.

Dawn F. Hatch

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD

On this the 1 day of August 2017, personally appeared the above named, Dawn F. Hatch, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

  
Justice of the Peace, Notary Public  
My Commission Expires  


## EXHIBIT A

### Parcel 1

A certain tract or parcel of land off the Southwesterly side of the Second Crown Point Road in Barrington, County of Strafford and State of New Hampshire, and bounded and described as follows:

Beginning at an iron hub at the Northerly corner of the tract herein conveyed at the junction of other land of the grantees and the grantor, thence running in an Easterly direction by said other land of the grantees and land of Ora and Jessie Harris to a stone wall at land of G. Frank and Bernice Foster to a stone wall at land of Joseph Andrea; thence turning and running in a Westerly direction by said stone wall and land of Andrea to a big stone at pother land of the grantor, thence turning and running in a Northerly direction by said other land of the grantor to other land of the grantees, the point of beginning, containing 6 acres, more or less.

Meaning an intending to convey the same premises granted to the grantor and Douglas N. Hatch by deed of Chester E. Wells dated January 29, 1967 and recorded in Strafford County Registry of Deeds at Book 824, Page 477. Douglas N. Hatch died November 30, 2015.

### Parcel 2

A certain tract or parcel of land situate on the Southwesterly side of Second Crown Point Road in Barrington, County of Strafford and State of New Hampshire, and bounded and described as follows:

Beginning at the intersection of land now or formerly of G. Frank Foster and Bernice Foster with land now or formerly of Chester E. Wells and Elizabeth E. Wells and running in a Southwesterly direction by the existing border line of land now or formerly of Chester E. Wells and Elizabeth E. Wells and G. Frank Foster and Bernice Foster to a stone wall at land now or formerly of Joseph Andrade; thence turning and running in a Northwesterly direction along said wall and said Andrade land to a corner of a wall at the intersection of said Andrade land and land now or formerly of Chester E. Wells and Elizabeth E. Wells; thence turning and running in a Northeasterly direction by other land of Chester E. Wells and Elizabeth E. Wells, now or formerly; and land now or formerly of Jessie Harris to the Second Crown Point Road; thence turning and running in a Southeasterly direction along the Southwesterly side of said Crown Point Road to the point of beginning.

Meaning and intending to convey the same premises conveyed as Parcel to the grantor and Douglas N. Hatch by deed of Bernice H. (Foster) Trites dated February 10, 1976 and recorded in the Strafford County Registry at Book 1013, Page 776. Douglas N. Hatch died November 30, 2015.



**B**

CATHERINE A. BERUBE  
Register of Deeds, Strafford County  
LCHIP STA160306 25.00

**Please return to:**

Karyn P. Forbes, Esq.  
Shaheen & Gordon, PA  
107 Storrs Street, PO Box 2703  
Concord, NH 03302

**QUITCLAIM DEED**


KNOW ALL MEN BY THESE PRESENTS that I, DAWN HATCH, a single woman of 120 Second Crown Point Road, Barrington, NH 03825, for consideration paid, grants to DARIN F. M. HATCH, of 55 Parshley Lane, Strafford, NH 03884, with QUITCLAIM COVENANTS, all of my interest in and to the following described real estate: in Barrington, Strafford County, New Hampshire:

See Exhibit A

The foregoing conveyance is made together with and subject to all other rights, restrictions, easements, covenants, conditions, mortgage, encumbrances and other matters of record to the extent in force and applicable.

The foregoing conveyance is a gift, and as a non-contractual transfer is exempt from the New Hampshire real estate transfer tax under NH RSA 78-B: 2, IX.

EXECUTED this 15<sup>th</sup> day of July 2020.

  
Dawn Hatch

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD

On this the 1<sup>st</sup> day of July 2020 personally appeared the above named Dawn Hatch, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,



Justice of the Peace/Notary Public

My Commission Expires:



**EXHIBIT A**

**Parcel 1**

A certain tract or parcel of land off the Southwesterly side of the Second Crown Point Road in Barrington, County of Strafford and State of New Hampshire, and bounded and described as follows:

Beginning at an iron hub at the Northerly corner of the tract herein conveyed at the junction of other land of the grantees and the grantor, thence running in an Easterly direction by said other land of the grantees and land of Ora and Jessie Harris to a stone wall at land of G. Frank and Bernice Foster; thence turning and running in a Southerly direction by said stone wall and land of Foster to a stone wall at land of Joseph Andrea; thence turning and running in a Westerly direction by said stone wall and land of Andrea to a big stone at other land of the grantor, thence turning and running in a Northerly direction by said other land of the grantor to other land of the grantees, the point of beginning, containing six (6) acres, more or less.

Being the same premises conveyed to Douglas N. Hatch and Dawn F. Hatch by deed of Chester E. Wells dated January 29, 1967 and recorded in Strafford County Registry of Deeds at Book 824, Page 477. Douglas N. Hatch died November 30, 2015. See also deed of Dawn F. Hatch to Darin F. M. Hatch dated August 1, 2017 and recorded at Book 4506, Page 504.

**Parcel 2**

A certain tract or parcel of land situate on the Southwesterly side of the Second Crown Point Road in Barrington, County of Strafford, State of New Hampshire, and bounded and described as follows:

Beginning at the intersection of land now or formerly of G. Frank Foster and Bernice Foster with land now or formerly of Chester E. Wells and Elizabeth E. Wells and running in a Southwesterly direction by the existing border line of land now or formerly of Chester E. Wells and Elizabeth E. Wells and G. Frank Foster and Bernice Foster to a stone wall at land now or formerly of Joseph Andrade; thence turning and running in a Northwesterly direction along said wall and said Andrade land to a corner of a wall at the intersection of said Andrade land and land now or formerly of Chester E. Wells and Elizabeth E. Wells; thence turning and running in a Northeasterly direction by other land of Chester E. Wells and Elizabeth E. Wells, now or formerly, and land now or formerly of Jessie Harris to the Second Crown Point Road; thence turning and running in a Southeasterly direction along the Southwesterly side of said Crown Point Road to the point of beginning.

Being a square parcel of land containing ten (10) acres, more or less, and being the same premises conveyed to G. Frank Foster and Bernice Foster by deed of Chester E. Wells and

Elizabeth E. Wells dated April 12, 1965 and recorded in the Strafford County Registry of Deeds, Book 793, Page 176.

Being the same premises conveyed to Douglas N. Hatch and Dawn F. Hatch by deed of Bernice H. (Foster) Trites dated February 10, 1976 and recorded in the Strafford County Registry of Deeds at Book 1013, Page 776. Douglas N. Hatch died November 30, 2015. See also deed of Dawn F. Hatch to Darin F. M. Hatch dated August 1, 2017 and recorded at Book 4506, Page 504.

Parcel 3

A certain tract or land situate on the Southwesterly side of the Second Crown Point Road in the Town of Barrington, County of Strafford State of New Hampshire, and bounded and described as follows:

Beginning at the Northeasterly corner of land of one Ora Harris and Jessie Harris; thence running by said Harris land three hundred (300) feet to a pipe set in the ground; thence turning and running in a Southwesterly direction along land of Chester E. Wells and Elizabeth E. Wells to another pipe set in the ground at the Southwesterly corner of land of said Wells; thence turning and running in a Northwesterly direction along said Wells land a distance of three hundred (300) feet to Crown Point Road; thence turning and running in a Northeasterly direction on said Crown Point Road a distance of five hundred and seventy (570) feet to the point of beginning.

Being a portion of the premises conveyed to Chester E. Wells by Norman J. Berry, by deed dated November 26, 1945, recorded Strafford County Registry of Deeds Book 533, Page 236, to which deed reference may be had for a more particular description.

Meaning and intending to convey the premises conveyed to Douglas N. Hatch and, or Dawn F. Hatch by deed of Ora Harris and Jessie Harris dated October 16, 1964 and recorded at Strafford County Registry of Deeds Book 786, Page 131. Douglas N. Hatch died November 30, 2015.

Parcel 4

A certain parcel of land located in the Town of Barrington, County of Strafford, and State of New Hampshire being Lot #5, originally containing 51.7 acres as depicted on a plan entitled, "Subdivision Plan, Van Hertel, Barrington, NH," surveyed by Frederick E. Drew Associates dated July 1979 and recorded in the Strafford County Registry of Deeds (Book - 1076, Page 036).

Begin at an iron pipe set at the center of the joint drive of lots 4 & 5, located on the Southwesterly side of Route 126.

Thence running South 63 degrees 18 feet West, 1139.4 feet to an iron pipe;

Thence turning and running South 30 degrees 00 feet East, 483 feet to an iron pipe; thence South 01 degrees 00 feet East, 497.5 feet to an iron pipe; thence South 05 degrees 10 feet East,

476.9 feet to an iron pipe; thence South 10 degrees 32 feet East, 459.7 feet to an iron pipe set at a stone wall;

Thence turning and running along said stone wall, South 45 degrees 22 feet West, 148 feet to a point; thence running along a barbed wire fence, South 52 degrees 18 feet West, 223.1 feet to an iron pipe at a corner of said wire fence;

Thence turning and running along the wire fence, North 39 degrees 27 feet West, 200 feet to a point; thence North 37 degrees 49 feet West, 200 feet to a point; thence North 19 degrees 20 feet West, 200 feet to a point; thence North 07 degrees 06 feet West, 100 feet to a point; thence North 12 degrees 55 feet East, 114 feet to a point; thence North 14 degrees 22 feet East, 91 feet to a point; thence North 13 degrees 36 feet East, 125.5 feet to a point; thence North 13 degrees 51 feet East, 297 feet to a point; thence North 07 degrees 58 feet East, 150.5 feet to a point; thence North 02 degrees 05 feet East, 100 feet to a point; thence North 14 degrees 26 feet East, 87 feet to a point; thence North 08 degrees 31 feet East, 50.7 feet to a point; thence turning and running North 38 degrees 49 feet West, 61.7 feet to a point; thence North 71 degrees 04 feet West, across the Mohawk River, 132 feet to a point; thence North 70 degrees 45 feet West, 345.1 feet to a 24 inch white pine; thence turning and running South 79 degrees 12 feet West, 100 feet, more or less, to a point; thence South 51 degrees 09 feet West, 250.9 feet to a point; thence South 71 degrees 25 feet West, 92.9 feet to a point; thence South 65 degrees 37 feet West, 56 feet to an 8 inch red maple at the shore of the Isinglass River; thence turning and running along the shore of the Isinglass River in a Northwesterly thence Southwesterly direction, 262 feet to a 30 inch white pine; thence turning and running along a barbed wire fence, North 44 degrees 12 feet West, 262.5 feet to a 36 inch white pine;

Thence turning and running along a barbed wire fence, North 49 degrees 24 feet East, 2096.6 feet to a point; thence turning and running South 31 degrees 59 feet East, across the Mohawk River, 132 feet to a point; thence turning and running North 49 degrees, 24 feet East, 330 feet to a point on the Southwesterly side of Route 126; Thence turning and running along Route 126 in a Southeasterly direction, 816.9 feet to an iron pipe, the point of beginning.

Being a portion of the premises granted to Douglas N. Hatch, Dawn Hatch and Darin Hatch, by deed of Douglas N. and Dawn Hatch dated February 8, 1999 and recorded in Strafford County Registry of Deeds at Book 2080, Page 0628. Douglas N. Hatch died November 30, 2015.

Meaning and intending to convey the remaining portion of Lot #5 which contains 48.37 acres, more or less. See also deed of Dawn F. Hatch to Darin F. M. Hatch dated and recorded at Book 4642, Page 523.

Meaning and intending to convey to the grantee all remaining interest grantor may have in the above-described parcels of land. Conveying also any interest the Grantor may have in a right of way more particularly described in a deed recorded a Book 2097, Page 659.



C

No. 157, 2216 (2)  
7567131  
(SHORT FORM)

**Warranty Deed**

JOINT TENANTS

GRANTOR

GRANTOR

TO

180416  
Douglas P. Eaton and or

Dana P. Eaton

STAFFORD COUNTY

Records

Received 8:30 am Oct 19 19 64

Recorded Book 786, Page 131

Examined

Warrant Register

FROM THE OFFICE OF

Blank printed and sold by  
County Publishing Co.,  
Rockaway, N. H.

## Know All Men By These Presents

THAT, Wm. C. G. Morris and Joseph Morris, both of Rochester, County of  
New York, State of New York, for and in consideration paid, grant to  
for consideration paid, grant to Joseph M. Hulet and, or David F. Hulet, both of  
Barrington, N. H. in Barrington County, New Hampshire,  
as joint tenants with rights of survivorship, and not as tenants in common, with warranty covenants  
joint and undivided estate, or else to be divided equally, to the said Joseph M. Hulet and  
David F. Hulet, of Barrington County, New Hampshire, State of New  
Hampshire, and to their heirs and assigns forever.

[illegible][illegible]

We, the grantors (wife) (husband) ~~and said grantor~~, release to said grantees all rights of (dower) (curtesy) and homestead and other interests therein

Witness my hand & seal this 16th day of October

19 64

WITNESS:

*[Signature]*

*Lia Harris*

STATE OF NEW HAMPSHIRE

COUNTY OF \_\_\_\_\_

On this the 16th day of October, 1944, before me,  
the undersigned officer, personally appeared C. H. Harvey and Jesse Harvey  
known to me (or satisfactorily proven) to be the person whose name subscribed to the within instru-  
ment and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

German Perry  
Justice of the Peace

Title of Officer.

(HOMESTEAD)

# WARRANTY DEED

(Joint Tenancy)

Chester E. Wells, et ux

TO

Douglas Hatch and/or  
R. F. D. - Rod 611 - Rochester, N.H.  
Dawn Hatch

Strafford County Records

Received 12:20 PM, March 15, 1967

Recorded Book 824 Page 477

Examined

Register

Blanks printed and sold by  
Courier Publishing Co.,  
Rochester, N.H.

FROM THE OFFICE  
MICHAEL AND WALLACE  
ATTORNEYS AT LAW  
ROCHESTER, NEW HAMPSHIRE  
12:20 PM March 15, 1967

## Know All Men By These Presents

THAT I, Chester E. Wells of Barrington, County of Strafford and State of New Hampshire,

for and in consideration of the sum of one dollar and other valuable consideration to me in hand before the delivery hereof, well and truly paid by Douglas Hatch and, or and Dawn Hatch of Barrington, County and State aforesaid,


the receipt whereof I do hereby acknowledge, have granted, bargained and sold and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Douglas Hatch and Dawn Hatch as joint tenants, and not as tenants in common, to them and their assigns, and to the survivors of them, and to the heirs and assigns of such survivor forever,

A certain tract or parcel of land off the Southwesterly side of the Second Crown Point Road in Barrington, County of Strafford and State of New Hampshire, and bounded and described as follows:

Beginning at an iron hub the Northerly corner of the tract herein conveyed at the junction of other land of the grantees and the grantor, thence running in an Easterly direction by said other land of the grantees and land of Ora and Jessie Harris to a stone wall at land of G. Frank and Bernice Foster; thence turning and running in a Southerly direction by said stone wall and land of Foster to a stone wall at land of Joseph Andrea; thence turning and running in a Westerly direction by said stone wall and land of Andrea to a big stone at other land of the grantor, thence turning and running in a Northerly direction by said other land of the grantor to other land of the grantees, the point of beginning, containing six (6) acres, more or less.

Meaning and intending hereby to describe and convey a portion of the land conveyed to the grantor herein by deed of Norman J. Berry, et ux, dated November 26, 1945, recorded in Strafford County Records, Book 533, Page 236.

Consideration less than One Hundred Dollars (\$100.00).



To Have and to Hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said Grantees as joint tenants, to them and their assigns, and to the survivor of them, and to the heirs and assigns of such survivor, to their and their only proper use and benefit forever. And I the said grantor and my heirs, executors and administrators do hereby covenant, grant and agree, to and with the said Grantees as joint tenants, with them and their assigns, and with the survivors of them and the heirs and assigns of such survivor, that until the delivery hereof I am the lawful owner of the said premises, and am seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the premises are free and clear from all and every incumbrance whatsoever, except

and that I and my heirs, executors and administrators, shall and will WARRANT and DEFEND the same to the said Grantees as joint tenants, to them and their assigns, and to the survivor of them and to the heirs and assigns of such survivor, against the lawful claims and demands of any person or persons whomsoever.

And I, Elizabeth E. Wells

wife of the said Chester E. Wells in consideration aforesaid, do hereby relinquish my right of dower in the beforementioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, as are reserved, or secured to us, or either of us, by Chapter 480 of the New Hampshire Revised Statutes Annotated, 1955, as amended, or by any other statute or statutes of said State.

In Witness Whereof, We have hereunto set our hands and seals this 27<sup>th</sup> day of January A. D. 1967

Signed, sealed and delivered in the presence of us:

*[Signature]*  
.....  
.....  
.....

*[Signature]*  
.....  
.....  
.....



STATE OF NEW HAMPSHIRE

County of Strafford

On this 27<sup>th</sup> day of January 1967, before me, the undersigned officer, personally appeared Chester E. Wells and Elizabeth E. Wells are known to me (or satisfactorily proven) to be the persons whose names/ subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

*[Signature]*  
.....  
.....  
Title of Officer



DEED OF WARRANTY

1013/776

1978 APR 28 PM 2:05

*Ann D. C. Jr.*

KNOW ALL MEN BY THESE PRESENTS, that I, BERNICE H. (FOSTER) TRITES, of Pickering Road, Gonio, County of Strafford and State of New Hampshire, for consideration paid, grant to BERNICE H. (FOSTER) TRITES, Pickering Road, Gonio, County of Strafford and State of New Hampshire, and DOUGLAS W. HATCH and DAWN F. HATCH, of Second Crown Point Road, Barrington, County of Strafford and State of New Hampshire, as joint tenants with rights of survivorship, and not as tenants in common, with WARRANTY covenants the following-described tracts or parcels of land, with the buildings thereon, situate in Barrington, County of Strafford and State of New Hampshire, bounded and described as follows:

PARCEL NO. 1

A certain tract or parcel of land situated in said Barrington, in the second range of Lots in said Town, and bounded as follows; viz: Beginning at the road leading from the Meserve Mills, so-called, to Crown Point Road on the Northeast corner of said land at a large rock in said road, and near the wall marked X; thence running in a Northwesterly direction by land formerly of Elisha E. Locke, now deceased, to a stone wall; thence by said wall to the pasture; thence same direction across the pasture to a large stone in the wall dividing two pastures marked X; thence in a Southwesterly direction by said wall to the range; thence in a Southeasterly direction to said road; thence by said road Northeasterly to the first mentioned bounds, containing twenty acres, more or less.

Meaning and intending to convey the same premises conveyed to G. Frank Foster, Jr. and Bernice H. Foster by deed of Henry W. Locke dated August 23, 1943 and recorded in the Strafford County Registry of Deeds, Book 516, Page 189.

PARCEL NO. 2

A certain parcel of land situate on the Easterly shore of Ayers Pond in said Barrington, described as follows:

Beginning on said Easterly shore at the intersection of lands now or formerly of Fred B. Gray and Bessie E. Gray and George Wilfert; thence running Easterly by said land now or formerly of Wilfert to the Old Dover Road, so called; thence running Northerly by the Old Dover Road fifty (50) feet to an iron post; thence running Westerly on a line parallel with and fifty (50) feet distant from the said Wilfert line to said Pond thence in a Southerly direction by said Pond approximately fifty (50) feet to the point of beginning; together with any buildings thereon.

*See put back  
to Singer  
2494/642*

Meaning and intending to convey a portion of the premises conveyed to Frank G. Foster and Bernice Howard Foster by deed of Fred S. Gray and Bessie E. Gray dated October 13, 1945 and recorded in the Strafford County Registry of Deeds, Book 530, Page 51.

PARCEL NO. 3

A certain tract or parcel of land with the buildings thereon situated on the northeasterly side of the new road, so called, in the Town of Barrington and bounded and described as follows: Beginning at the said new road at the southerly corner of land now or formerly of William F. Boivin; thence running in a northeasterly direction by land now or formerly of said Boivin for a distance of 175 feet to an iron pipe set in the ground at other land now or formerly of Walter M. Harding and Cora E. Harding; thence turning and running in a southeasterly direction by other land now or formerly of Walter M. Harding and Cora E. Harding for a distance of 323 feet to an iron pipe set in the ground at other land now or formerly of Walter M. Harding and Cora E. Harding; thence turning and running in a southwesterly direction by land now or formerly of Walter M. Harding and Cora E. Harding for a distance of 125 feet to an iron pipe set in the ground at said new road; thence turning and running in a northwesterly direction by said road to the point begun at. The above conveyance is made subject to any right of way over said premises that may now stand in the name of the Public Service Company of New Hampshire,

Meaning and intending to convey the same premises conveyed to G. Frank Foster, Jr. and Bernice H. Foster by deed of Walter M. Harding and Cora E. Harding dated October 27, 1945, recorded in the Strafford County Registry of Deeds, Book 530, Page 248.

PARCEL NO. 4

A certain tract of land, situated in the Town of Barrington, and described as follows:- Beginning at the Southeast corner of said land, running in a Northerly direction Three hundred and fifty (350) feet following a stone wall the First Crown Point Road to land now or formerly of Walter Harding; thence Westerly, following a stone wall, Five hundred and eighty-five (585) feet to a stone wall on the Second Crown Point Road; thence southerly following said stone wall Three hundred and fifty (350) feet to a stone wall forming the southern boundary Five hundred and eighty-five (585) in an easterly direction to the first mentioned bounds on the First Crown Point Road.

Meaning and intending to convey the same premises conveyed to G. Frank Foster, Jr. and Bernice H. Foster by deed of H. Tillman Thompson dated May 8, 1946 and recorded in the Strafford County Registry of Deeds, Book 536, Page 102.

PARCEL NO. 5

A certain tract of land with the buildings thereon situate on the Northeasterly side of New Road, so called, in said town of Barrington, bounded and described as follows:- Beginning at an iron pipe set in the ground on the Northeasterly side of said New Road at the Southwesterly corner of other land now or formerly of G. Frank Foster Jr. and Bernice Foster; thence running in a Northeasterly direction by land now or formerly of said Foster for a distance of one hundred twenty five (125) feet to an iron pipe set in the ground; thence turning and running in a Northwesterly direction by other land now or formerly of said Foster for a distance of three hundred twenty three (323) feet to an iron pipe set in the ground at land now or

formerly of Henry Struthers; thence turning and running in a Northeasterly direction as the stone wall runs by land now or formerly of said Struthers and land now or formerly of Arthur Howard to the Crown Point Road; thence turning and running in a Southeasterly direction by said Crown Point Road to a stone wall and land now or formerly of said Foster; thence turning and running in a Southwesterly direction as the stone wall runs and by land now or formerly of said Foster to said New Road; thence turning and running in a Northwesterly direction by said New Road to the bounds begun at.

Meaning and intending to convey the same premises conveyed to G. Frank Foster, Jr. and Bernice Foster by deed of Walter M. Harding and Cora E. Harding dated August 26, 1949 and recorded in the Strafford County Registry of Deeds, Book 573, Page 138.

PARCEL NO. 6

The following tracts or parcels of land, both situate in said Barrington, off Route #202, so-called, bounded and described as follows:-

Plot #1 - Beginning on the Southerly side of the First Crown Point Road, so-called, at a stone wall, being the first cross wall Westerly of the intersection of the First and Second Crown Point Roads, the point of beginning being at land now or formerly of Gladys Thompson, formerly the Estate of Ida P. Thompson; thence in a Southerly course by said stone wall to the Second Crown Point Road; thence in a Westerly Course by the Second Crown Point Road to land now or formerly of Vera Stevenson and Alexander Stevenson; thence in a Northerly direction by land now or formerly of said Vera Stevenson and Alexander Stevenson to the First Crown Point Road; thence Southeasterly by said First Crown Point Road to the point of beginning.

Plot #2 - Beginning on the Southerly side of said Second Crown Point Road at its intersection with the Houston Road, so-called; thence Southwesterly along the course of the Houston Road to land now or formerly of Chester E. Wells; which is believed to be marked by an old wire fence; thence Northerly by land now or formerly of said Wells to the Second Crown Point Road; thence Southeasterly on the Second Crown Point Road to the point of beginning.

Meaning and intending to convey the same premises conveyed to G. Frank Foster and Bernice E. Foster by deed of Vera Stevenson and Alexander Stevenson dated June 8, 1953 and recorded in the Strafford County Registry of Deeds, Book 617, Page 349.

PARCEL NO. 7

A certain tract of land situate in said Barrington, in the County of Strafford and State of New Hampshire, situate on the Second Crown Point Road, so-called, which said premises were originally a part of the Darius Hodgdon land and the Pond Hill School buildings and sight bounded and described as follows:

Beginning at a point where the Second Crown Point is joined by the Bodge Road, so-called, and running in a Southeasterly by Southerly direction along the Second Crown Point Road to a corner in the wall and the land now or formerly of Walter Harding; thence running in an Easterly direction along a wall by land now or formerly of said Harding to a corner in the wall and the land now or formerly of Arthur Howard; thence turning and running in a Northerly direction by land of said Howard, now or formerly, along a short wall, a now vacant wall

sight and then another short wall to the Bodge Road boundary; thence turning and running in a Westerly direction along said Bodge Road boundary to the point begun at.

Meaning and intending to convey the same premises conveyed to G. Frank Foster, Jr. and Bernice Foster by deed of Henry P. Struthers, Jr. and Lucy E. Struthers dated June 20, 1956 and recorded in the Strafford County Registry of Deeds, Book 662, Page 277.

PARCEL NO. 8

A certain tract or parcel of land situate on the Southwesterly side of the Second Crown Point Road in Barrington, County of Strafford, State of New Hampshire, and bounded and described as follows:-

Beginning at the intersection of land now or formerly of G. Frank Foster and Bernice Foster with land now or formerly of Chester E. Wells and Elizabeth E. Wells and running in a Southwesterly direction by the existing border line of land now or formerly of Chester E. Wells and Elizabeth E. Wells and G. Frank Foster and Bernice Foster to a stone wall at land now or formerly of Joseph Andrade; thence turning and running in a Northwesterly direction along said wall and said Andrade land to a corner of a wall at the intersection of said Andrade land and land now or formerly of Chester E. Wells and Elizabeth E. Wells; thence turning and running in a Northeasterly direction by other land of Chester E. Wells and Elizabeth E. Wells, now or formerly, and land now or formerly of Jessie Harris to the Second Crown Point Road; thence turning and running in a Southwesterly direction along the Southwesterly side of said Crown Point Road to the point of beginning.

Meaning and intending to convey a square parcel of land containing ten (10) acres, more or less, and being the same premises conveyed to G. Frank Foster and Bernice Foster by deed of Chester E. Wells and Elizabeth E. Wells dated April 12, 1965 and recorded in the Strafford County Registry of Deeds, Book 793, Page 176.

PARCEL NO. 9

A certain tract or parcel of land situated in the Town of Barrington, in the second range of Lots in said Town, County of Strafford, State of New Hampshire, and bounded as follows; viz:

Beginning at the road leading from the Menerve Mills, so-called, to Crown Point Road on the Northeast corner of said land at a large rock in said road, and near the wall marked X; thence running in a Northwesterly direction by land formerly of Elisha E. Locke, now deceased, to a stone wall; thence by said wall to the pasture; thence same direction across the pasture to a large stone in the wall dividing two pastures marked X; thence in a Southwesterly direction by said wall to the range; thence in a Southeasterly direction to said road; thence by said road Northeasterly to the first mentioned bounds, containing twenty acres, more or less.

Meaning and intending to convey the same premises conveyed to G. Frank Foster, Jr. and Bernice H. Foster by deed of Henry W. Locke and Harriett B. Locke dated August 23, 1943 and recorded in the Strafford County Registry of Deeds, Book 516, Page 189.

Bernice H. (Foster) Trites is the widow of G. Frank Foster who deceased at Rochester, New Hampshire September 10, 1971, and is the surviving joint tenant to the above-described parcels of land.

sight and then another short wall to the Bodge Road boundary; thence turning and running in a Westerly direction along said Bodge Road boundary to the point begun at.

Meaning and intending to convey the same premises conveyed to G. Frank Foster, Jr. and Bernice Foster by deed of Henry P. Struthers, Jr. and Luey E. Struthers dated June 20, 1956 and recorded in the Strafford County Registry of Deeds, Book 662, Page 277.

PARCEL NO. 8

A certain tract or parcel of land situate on the South-westerly side of the Second Crown Point Road in Barrington, County of Strafford, State of New Hampshire, and bounded and described as follows:-

Beginning at the intersection of land now or formerly of G. Frank Foster and Bernice Foster with land now or formerly of Chester E. Wells and Elizabeth E. Wells and running in a Southwesterly direction by the existing border line of land now or formerly of Chester E. Wells and Elizabeth E. Wells and G. Frank Foster and Bernice Foster to a stone wall at land now or formerly of Joseph Andrade; thence turning and running in a Northwesterly direction along said wall and said Andrade land to a corner of a wall at the intersection of said Andrade land and land now or formerly of Chester E. Wells and Elizabeth E. Wells; thence turning and running in a Northeasterly direction by other land of Chester E. Wells and Elizabeth E. Wells, now or formerly, and land now or formerly of Jessie Harris to the Second Crown Point Road; thence turning and running in a South-easterly direction along the Southwesterly side of said Crown Point Road to the point of Beginning.

Meaning and intending to convey a square parcel of land containing ten (10) acres, more or less, and being the same premises conveyed to G. Frank Foster and Bernice Foster by deed of Chester E. Wells and Elizabeth E. Wells dated April 12, 1965 and recorded in the Strafford County Registry of Deeds, Book 793, Page 176.

Bernice H. (Foster) Trites is the widow of G. Frank Foster who deceased at Rochester, New Hampshire September 10, 1971, and is the surviving joint tenant to the above-described parcels of land.

CONSIDERATION IS LESS THAN ONE HUNDRED DOLLARS (\$100).

I, Robert Trites, husband of said grantor, release to said grantress all rights of dower, curtesy and homestead and other interests therein.

WITNESS, our hands and seals this 10 day of February, 1976.

Witness:

Sharon H. Kendall

Bernice Foster Trites  
Bernice H. (Foster) Trites

Norman J. Berry

Robert E. Trites  
Robert Trites

BK-1013-PGE-780

STATE OF NEW HAMPSHIRE  
Strafford, ss.

On this the       day of February, 1976, before me, the undersigned officer, personally appeared Bernice H. (Foster) Trites and Robert Trites known to me (or satisfactorily proven) to be the persons whose names subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

*Norman J. Berry*  
Justice of the Peace ~~Notary Public~~

Commission expires: May 1, 1979

*Laura D. Carey*

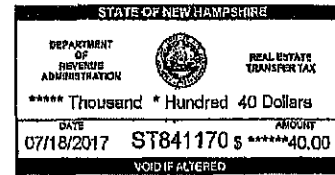
REGISTER OF DEEDS  
STRAFFORD COUNTY



**D**



Please return to:  
Karyn P. Forbes, Esq.  
Shaheen & Gordon, PA  
107 Storrs Avenue, PO Box 2703  
Concord, NH 03302



### QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS** that I, **DAWN F. HATCH**, an unmarried person of 61 Second Crown Point Road, Barrington, NH 03825, for consideration paid, grant to **DAWN F. HATCH**, as Trustee of **THE HATCH FAMILY REVOCABLE TRUST OF 2015** (mailing address: 61 Second Crown Point Road, Barrington, NH 03825), with **QUITCLAIM COVENANTS**, all of our interest in and to the following described real estate:

**See Exhibit A**

The foregoing conveyance is made together with and subject to all other rights, restrictions, easements, covenants, conditions, mortgage, encumbrances and other matters of record to the extent in force and applicable.

The foregoing conveyance is a contractual transfer for nominal or no consideration, and therefore the minimum New Hampshire real estate transfer tax of \$40.00 is due. At the time of conveyance, the Grantee was a revocable trust. The Grantor does not waive her homestead rights.

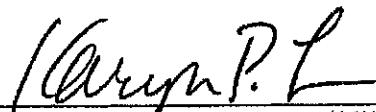
EXECUTED this 8<sup>th</sup> day of June 2017.

Dawn F. Hatch  
Dawn F. Hatch

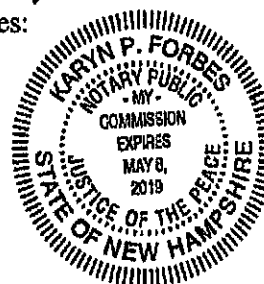
STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD

On this the 8<sup>th</sup> day of June 2017, personally appeared the above named, Dawn F. Hatch, known to me, or satisfactorily proven, to be the persons whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,



Justice of the Peace/Notary Public  
My Commission Expires:



**Exhibit A**

**PARCEL 1**

**Foster to Hatch 754/17**

A certain tract or parcel of land situate in Barrington, off Route #202, so-called, bounded and describes as follows:

Beginning at the intersection of Second Crown Point Road and Bodge Road, preceding Easterly of said Bodge Road to a metal hub in the wall, thence turning by Southeasterly direction of ninety (90) feet to a metal hub, bordering land of said G. Frank and Bernice E. Foster; thence turning in a Southwesterly direction to a metal hub in the wall, bordering land of said G. Frank and Bernice E. Foster; thence turning in a Southeasterly direction along said wall bounded by land of said G. Frank and Bernice E. Foster to appoint intersecting the road right of Second Crown Point Road, so-called, thence turning in a Northwesterly direction along said Second Crown Point Road to a point of beginning.

Said tract of land situate in Barrington, County of Strafford and State of New Hampshire, situate on the Second Crown Point Road, so-called, which said premises were originally a part of the Darius Hodgdon land and the Pond Hill School lot.

Being the same premises conveyed to grantor by deed of G. Frank and Bernice E. Foster by deed dated October 6, 1962 and recorded in Strafford County Registry of Deeds in Book 754, Page 17. Douglas N. Hatch died November 30, 2015.

**PARCEL 2**

**Foster to Hatch 920/162**

A certain tract or parcel of land, situate in said Barrington, on Second Crown Point Road, so-called, bounded and described as follows:

Beginning at a pipe (iron) in the wall where said Douglas N. and Dawn F. Hatch land is joined by Bernice H. Foster land and running in a Southeasterly by Southerly direction along the Second Crown Point Road to an iron pipe in wall; thence turning and running in an Easterly direction by land of Bernice H. Foster to a Bull Pine and iron pipe in wall bordering Ruel land; thence turning and running in a Northerly direction along said stone wall to center of Bodge Road, so-called, now abandon; thence turning and running in a westerly direction along said Bodge Road boundary to said Hatch land and property and following said land to the point of beginning.

For further direction refer to deed of G. Frank and Bernice H. Foster at Book 662, Page 277.

Meaning and intending to convey the same premises conveyed to the grantor by deed of Bernice H. Foster dated February 8, 1973 and recorded at the Strafford County Registry of Deeds at Book 920, Page 162. Douglas N. Hatch died November 30, 2015.

**PARCEL 3**

**(Foster) Trites to Hatch 1013/776 (8 parcels)**

**Tract No. 1**

A certain tract or parcel of land, situate in said Barrington, in the second range of lots in said Town, and bounded as follows: viz: Beginning at the road leading from the Meserve Mills, so-called, to Crown Point Road on the Northeast corner of said land at a large rock in said road, and near the wall marked X; thence running and turning on a Northwesterly direction by land formerly of Elisha E. Locke, now deceased, to a stone wall; thence by said stone wall to the pasture; thence same direction across the pasture to a large stone in the wall dividing two pastures marked X; thence in a Southwesterly direction by said wall to the range; thence in a Southeasterly direction to said road; thence by said road Northeasterly to the first mentioned bounds, containing twenty acres, more or less.

Being the same premises conveyed to G. Frank Foster, Jr. and Bernice H. Foster by deed of Henry W. Locke dated August 23, 1943 and recorded in the Strafford County Registry of Deeds, Book 516, Page 189.

**Tract No. 2**

A certain parcel of land situate on the Easterly shore of Ayers Pond in said Barrington, described as follows:

Beginning on said Easterly shore at the intersection of lands now or formerly of Fred S. Gray and Bessie E. Gray and George Wilfert; thence running Easterly by said land now or formerly of Wilfert to the Old Dover Road, so-called; thence running Northerly by the Old Dover Road fifty (50) feet to an iron post; thence running Westerly on a line parallel with, and fifty (50) feet distant from, the said Wilfert line to said Pond; thence in a Southerly direction by said and approximately fifty (50) feet to the point of beginning; together with any buildings thereon.

Being a portion of the premises conveyed to Frank G. Foster and Bernice Howard Foster by deed of Fred S. Gray and Bessie E. Gray dated October 13, 1945 and recorded in the Strafford County Registry of Deeds, Book 530, Page 51.

**Tract No. 3**

A certain tract or parcel of land with the buildings thereon situated on the northeasterly side of the new road, so-called, in the Town of Barrington and bounded and described as follows:

Begininng at the said new road at the southerly corner of land now or formerly of William P. Boivin thence running in a Northeasterly direction by land now or formerly of said Boivin for a distance of 175 feet to an iron pipe set in the ground at other land now or formerly of Walter M. Harding and Cora E. Harding; thence turning and running in a southeasterly direction by other land now or formerly of Walter M. Harding and Cora E. Harding for a distance of 323 feet to an iron pipe set in the ground at other land now or formerly of Walter M. Harding and Cora E. Harding; thence turning and running in a southwesterly direction by land now or formerly of Walter M. Harding and Cora E. Harding for a distance of 125 feet to and iron pipe set in the ground at said new road; thence turning and running in a northwesterly direction by said road to the point of begun at. The above conveyance is made subject to any right of way over said premises that may now stand in the name of Public Service Company of New Hampshire.

Being the same premises conveyed to G. Frank Foster, Jr. and Bernice H. Foster by deed of Walter M. Harding and Cora E. Harding dated October 27, 1945 and recorded in the Strafford County Registry of Deeds at Book 530, Page 248.

#### Tract No.4

A certain tract of land, situated in the Town of Barrington, and described as follows: beginning at the Southeast corner of said land, running in a Northerly direction three hundred and fifty (350) feet following a stone wall to the First Crown Point Road to land now or formerly of Walter Harding; thence Westerly, following a stone wall, five hundred and eighty five (585) feet to a Stone Wall on Second Crown Point Road; thence Southerly following said stone wall three hundred fifty (350) feet to a stone wall forming the Southerly boundary five hundred eight-five (585) feet in an Easterly direction to the first mentioned bounds on the First Crown Point Road.

Being the same premises conveyed to G. Frank Foster, Jr. and Bernice H. Foster by deed of H. Tillman Thompson dated May 8, 1946 and recorded in the Strafford County Registry of Deeds at Book 536, Page 102.

#### Tract No. 5

A certain tract of land with the buildings thereon situate on the Northeasterly side of New Road, so-called, in said Town of Barrington, bounded and described as follows:

Beginning at an iron pipe set in the ground on the Northeasterly side of said New Road at the Southwesterly corner of other land now or formerly of G. Frank Foster, Jr. and Bernice Foster; thence running in a Northeasterly direction by land now or formerly of said Foster for a distance of one hundred twenty-five (125) feet to an iron pipe set in the ground; thence turning and running in a Northwesterly direction by other land now or formerly of said Foster for a



distance of three hundred twenty-three (323) feet to an iron pipe set in the ground at land now or formerly of Henry Struthers; thence turning and running in a Northeasterly direction as the stone wall runs by land now or formerly of said Struthers and land now or formerly of Arthur Howard to the Crown Point Road; thence turning and running in a Southeasterly direction by said Crown Point Road to a stone wall and land now or formerly of said Foster; thence turning and running in a Southwesterly direction as the stone wall runs by land now or formerly of said Foster to said New Road; thence turning and running in a Northwesterly direction by said New Road to bounds begun at.

Being the same premises conveyed to G. Frank Foster, Jr. and Bernice Foster by deed of Walter M. Harding and Cora E. Harding dated August 16, 1949 and recorded in the Strafford County Registry of Deeds at Book 573, Page 138.

#### Tract No. 6

The following tracts or parcels of land, both situated in said Barrington, off Route #202, so-called, bounded and described as follows:

##### Plot #1:

Beginning on the Southerly side of the First Crown Point Road, so-called, at the stone wall, being the first cross wall Westerly of the intersection of the First and Second Crown Point Roads, the point of beginning at land now or formerly of Gladys Thompson, formerly the Estate of Ida P. Thompson; thence in a southerly course by said stone wall to the Second Crown Point Road; thence in a Westerly course by the Second Crown Point Road to land now or formerly of Vera Stevenson and Alexander Stevenson; thence in a Northerly direction by land now or formerly of said Vera Stevenson and Alexander Stevenson to the first Crown Point Road; thence Southeasterly by said First Crown Point Road to the point of beginning.

##### Plot #2:

Beginning at the Southerly side of said Second Crown Point Road at its intersection with the Houston Road, so-called; thence Southwesterly along the course of Houston Road to land now or formerly of Chester E. Wells, which is believed to be marked by an old wire fence; thence Northerly by land now or formerly of said Wells to the Second Crown Point Road; thence Southeasterly on the Second Crown Point Road to the point of beginning.

Being the same premises conveyed to G. Frank Foster and Bernice H. Foster by deed of Vera Stevenson and Alexander Stevenson dated June 8, 1953 and recorded in the Strafford County Registry of Deeds at Book 617, Page 349.

#### Tract No. 7

A certain tract of land situate on said Barrington, in the County of Strafford and the State of New Hampshire, situate on the Second Crown Point Road, so-called, which said premises were originally part of the Darius Hodgon and the Pond Hill School buildings and sight bounded and described as follows:

Beginning at a point where the Second Crown Point is joined by the Bodge Road, so-called, and running in a Southeasterly by Southerly direction along the Second Crown Point Road to a corner in the wall and the land now or formerly of Walter Harding; thence running in an Easterly direction along a wall by land now or formerly of said Harding to a corner in the wall and land now or formerly of Arthur Howard; thence turning and running on a Northerly direction by land of said Howard, now or formerly, along a short wall, a now vacant wall sight and then another short wall to the Bodge Road boundary; thence turning and running in a Westerly direction along said Bodge Road boundary to the point begun at.

Being the same premises as conveyed to G. Frank Foster, Jr. and Bernice Foster by deed of Henry Struthers, Jr. and Lucy E. Struthers dated June 20, 1956 and recorded in the Strafford County Registry of Deeds at Book 662, Page 277.

Tract No. 8

A certain tract or parcel of land situated in the Town of Barrington, in the second range of lots in said Town, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at the road leading from the Meserve Mills, so-called, to Crown Point Road on the Northeast corner of said land at a large rock in said road, and near the wall marked X; thence running in a Northwesterly direction by land formerly of Elisha E. Locke, now deceased, to a stone wall; thence by said wall to the pasture; thence same direction across the pasture to a large stone in the wall dividing two pastures marked X; thence in a Southwesterly direction by said wall to the range; thence in a Southeasterly direction to said road; thence by said road Northeasterly to the first mentioned bounds, containing twenty acres, more or less.

Being the same premises conveyed to G. Frank Foster, Jr. and Bernice H. Foster by deed of Henry W. Locke and Harriett B. Locke dated August 23, 1943 and recorded in the Strafford County Registry of Deeds in Book 516, Page 189.

Bernice H. (Foster) Trites is the widow of G. Frank Foster who deceased at Rochester, New Hampshire September 10, 1971, and is the surviving joint tenant to the above-described parcels of land.

Meaning and intending to convey the same premises conveyed as Parcel 9 to the grantor by deed of Bernice H. (Foster) Trites dated February 10, 1976 and recorded in said Registry at Book 1013, Page 776. Douglas N. Hatch died November 30, 2015.

**PARCEL 4****Spinney Farm Corporation to Hatch 1409/281**

A certain lot or parcel of land located on Daniel Cater Road, Barrington, County of Stafford and State of New Hampshire, as shown on a plan of land entitled "Lot Line Revision, Spinney Farm Corporation to Doug and Dawn Hatch" dated December 30, 1987, prepared by Henry and Berlind Associates, Inc. and being recorded in the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a point on the westerly sideline of Daniel Cater Road at the southerly corner of land now or formerly of Spinney Farm Corporation; thence running N 66° 10' 23" W along said Spinney Farm land a distance of 169.71 feet to a point; thence continuing N 66° 10' 23" W along said Spinney Farm land a distance of 10 feet to the shore of Ayers Lake; thence turning and running in a southwesterly direction along the shoreline of Ayers Lake to a point at the northeasterly corner of land of the grantees herein; thence turning and running S 25° 42' 56" E a distance of 10 feet to a point; thence continuing S 25° 42' 56" E along land of said grantees a distance of 122.93 feet to a point; thence continuing along land of said grantees S 35° 09' 28" E a distance of 101.17 feet to a point on the westerly sideline of Daniel Cater Road; thence turning and running N 25° 25' 28" E along Daniel Cater Road a distance of 4.85 feet to a point; thence continuing along a stonewall N 18° 14' 21" E a distance of 12.51 feet to a point; thence continuing along said stonewall N 20° 02' 17" E along Daniel Cater Road a distance of 121.63 feet to a point; thence continuing along Daniel Cater Road N 16° 25' 53" E a distance of 10.26 feet to a point; thence continuing along a stonewall N 22° 04' 19" E still along Daniel Cater Road a distance of 41.97 feet to the point of beginning.

Meaning and intending to convey the same premises conveyed to the grantor by deed of Spinney Farm Corporation dated September 15, 1988 and recorded in said Registry at Book 1409, Page 281. Douglas N. Hatch died November 30, 2015.

Excepting and reserving from this conveyance (1) a 2.545 acre parcel of land as shown on a plan entitled "Subdivision Plan for Douglas and Dawn Hatch, Tax Map 206, Lot 15, Second Crown Point Road, Barrington, NH" prepared by Mott Survey Company, LLC conveyed or to be conveyed to Douglas N. Hatch, Jr. and Marsha K. Hatch dated December 1, 2008 and recorded in the Strafford County Registry of Deeds at Book 96-76; and (2) a tract of land located on Pond Hill Road and previously conveyed to Dwayne Hatch and Andrea Hatch by deed dated January 1, 2015 and recorded at the Strafford County Registry of Deeds Book 4268, Page 008.

E



[illegible]



[illegible]

LOCAL MULTIPLE ( )

2	TOTAL PENDING:	266
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**F**



**ACGT**

REVEALED  
TOWN: BARRINGTON

**TOWN: BARRINGTON**

[illegible]

**NH 03867**

03-0022  
2ND CROWN PT RD

[illegible]

[illegible]

## John Huckins

---

**From:** Laura Spector-Morgan <laura@mitchellmunigroup.com>  
**Sent:** Tuesday, October 27, 2020 11:45 AM  
**To:** John Huckins  
**Subject:** RE: Involuntary Merger

Hi John. Now that we have all the information, we are able to agree that the subdivision plan approved by the planning board here did not constitute a voluntary merger of the properties, and they may be "unmerged." While you're at it, I would certainly recommend making each lot its own tax parcel so this does not occur in the future; or, if you're going to keep them one tax parcel, there should be numerous sub-tax cards identifying each parcel. That will result in more paperwork for everyone, but I think it is the easier way to proceed.

Please let me know if I can be of additional assistance. Thanks.

Laura

Laura Spector-Morgan, Esquire  
Mitchell Municipal Group, P.A.  
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